



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
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(203) 797-4525
(203) 797-4586 (FAX)

(REVISED) AGENDA – REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
APRIL 21, 2021
7:30 P.M.

Public Participation Instructions on Page 3 of this Agenda
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item

ROLL CALL:

ACCEPTANCE OF MINUTES: April 7, 2021.
[Click on link for draft minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 5, 2021.

PUBLIC HEARING:

- 1) Real Time Capital Properties LLC – Application for Special Exception/Revised Site Plan for expansion of existing self-storage facility (“Safe & Sound Storage”) in the IL-40 Zone – 18 Great Pasture Rd. (L15008-009) – SE #769.

Click on link for
[Special Exception/Revised Site Plan Applications](#)
[Map Set for SE 769](#)
[Planning Department Staff Report](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Newtown Road LLC/Maria & Manuel Andre, Manuel Neves Gouveia Marques, & Antonio Mendes Gouveia Marques – Application for Special Exception/Site Plan Approval for Child Day Care Center in the CG-20/RA-8 Zone – 36 Newtown Road, 40 & 42 Newtown Road, Whitney Avenue (K13188, K13190 & K12255, & K12254) – SE 780. ***THIS APPLICATION IS TABLED - THERE WILL BE NO ACTION TAKEN OR DISCUSSION ON IT.***

- 2) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776. ***THIS APPLICATION HAS BEEN TABLED AND CONTINUED UNTIL THE NEXT MEETING AT THE REQUEST OF THE APPLICANT’S ATTORNEY:***
- 3) Global Partners LP/Four Star Realty LLC- Application for Revised Special Exception/Revised Site Plan for Automobile Service Station ("Global Gas Station") in the CG-20 Zone - 108 Newtown Road & 5 Mountainview Terrace (M10029 & M10028) - SE #720. ***THIS APPLICATION HAS BEEN TABLED AND CONTINUED UNTIL THE NEXT MEETING AT THE REQUEST OF THE APPLICANT’S ATTORNEY:***

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

REFERRALS:

- 1) 8-3a Referral - Petition of SC Ridge Owner LLC to Amend Sections 4.H.2.b.(2)(a) & 4.H.2.b.(3)(b) of the Zoning Regulations. *Public hearing scheduled for May 11, 2021.*

Click on link for

[*Petition to Amend Master Plan for The Summit
Planning Department Staff Report*](#)

- 2) 8-3a Referral - Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit (approved June 23, 2020). *Public hearing scheduled for May 11, 2021.*

Click on link for

[*Petition to Amend PND Regulations
Planning Department Staff Report*](#)

- 3) ZBA Referral - ZBA Application #21-09: 3 Lake Avenue Extension LLC, 3 Lake Ave. Ext., (G15005), CA-80 Zone, Use Variance Sec. 5.B.2.a., Allow use of the property as “shelter for homeless with conditions.” *ZBA public hearing scheduled for May 13, 2021*

Click on link for

[*Zoning Board of Appeals Application & Site Plan
Planning Department Staff Report*](#)

NEW BUSINESS:

- 1) Petition of Berkley Insurance Company/Encompass Health CT Real Estate LLC to Amend the Master Plan of The Reserve for Tax Assessor's lot #B15005 (Amend Phase 9B, Non-Residential Uses Not Serving the Immediate Needs of the Residential Development, from 100,000 SF of commercial use to 100,000 SF as a Physical Medical Facility-In-Patient Use.) **MARCH SUBMISSION**. *Public hearing scheduled for May 25, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*
- 2) Petition of Newtown Road LLC/Maria & Manuel Andre, Whitney Avenue (K12254) for Change of Zone from RA-8 to CG-20. **MARCH SUBMISSION**. *Public hearing scheduled for May 25, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

CORRESPONDENCE: None.

OTHER MATTERS:

- 1) Letter from Benjamin Doto PE requesting five year extension on Site Plan/Special Exception SE 753 for JBD Properties LLC, 3-7 Great Plain Road (J10178), originally approved August 3, 2016.

[Click on link for letter](#)

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Rd. (L15008-009 & L16007) – SE #769.

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: April 21, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84684903182?pwd=aE1lYXdGc2RRdHFsbnE1VUlnPjZlZGZ09>

Meeting ID: 846 8490 3182

Passcode: 985591

